



**Borough of
Tinton Falls
New Jersey**

DEPARTMENT OF ENGINEERING

MUNICIPAL CENTER
556 TINTON AVENUE
TINTON FALLS, NJ 07724
PHONE #: 732-542-3400 EXT. 214

April 24, 2024

Michelle Hutchinson, Clerk
Borough of Tinton Falls
556 Tinton Avenue
Tinton Falls, NJ 07724

RE: Performance Guarantee Release
Regency at Trotters Pointe
Block 76.01; Lots 1.01, 1, 2, 3.01 & 4

Dear Ms. Hutchinson:

As requested, my office has performed an inspection of the above-referenced project for the purpose of performance guarantee release. The inspection was conducted to confirm compliance with the various approved plans prepared by Maser Consulting, PA. Based on our observations, the bonded improvements have been completed in accordance with the approved site plans and remain in acceptable condition. All comments from our prior deficiency lists have been addressed. Therefore, from an engineering standpoint, I have no objection to the release of the following previously posted or reduced performance guarantees:

Phase 1

Performance Bond: \$1,234,168.95
Cash Amount: \$137,240.99

Phase 2

Performance Bond: \$244,924.07
Cash Amount: \$27,671.88

Phase 3

Performance Bond: \$210,498.91
Cash Amount: \$23,782.48

Phase 4

Performance Bond: \$197,279.87
Cash Amount: \$22,288.97

Phase 5

Performance Bond: \$232,939.64
Cash Amount: \$26,317.83

Phase 6

Performance Bond: \$448,121.00
Cash Amount: \$44,880.06

Phase 7

100% Cash Bond: \$57,102.00

Phase Clubhouse & Rec Area

Performance Bond: \$136,407.24
Cash Amount: \$15,156.36



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Based on the fact that the improvements were substantially completed many years ago, and also because of recent changes to the Municipal Land Use Law regarding bonds, I do not recommend that maintenance bonds be required for this project.

If you have any questions or require additional information, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Thomas P. Neff".

Thomas P. Neff, PE, PP, CME, CFM
Tinton Falls Borough Engineer & Zoning Officer

Cc: Charles Terefenko, Borough Administrator
Thomas Fallon, CFO
Kevin Starkey, Director of Law
Keri Stencel, Finance Department
Mark Shaffery, Director of Public Works
Michael MacFarlane, T&M Associates
James Holtz, Toll Brothers